

**CITY OF SUNNYVALE
OFFICE OF THE CITY MANAGER**

January 14, 2005

TO: Honorable Mayor and Members of the City Council

FROM: Amy Chan, City Manager

SUBJECT: Friday Report

Update on Senior Lunch Program

The Senior Lunch program continues to be the source of occasional questions and concerns. Ever since its subsidy was eliminated several years ago, staff has struggled to provide a service which meets the expectations of the seniors yet does not exceed planned resources. This is simply to advise Council that the current service provider's contract (a pilot program in accordance with an overall strategy shared with Council during last year's budget reductions) will expire March 31. Prior to that date, staff will present for Council's consideration several options regarding the future of the Senior Lunch program. Staff will include in those options reference to ideas received from seniors (such as Helen deWolfe) as well. In this manner, Council will have the benefit of both staff and the public's input prior to determining future policy relative to this program. In the meantime, staff continues to work closely with the Senior Advisory Committee regarding this matter.

Good News From the Senior Center

The Senior Lunch Program, of course, represents a small portion of overall Senior Center operations. So while staff works to improve service delivery in that area, it's also good to see many other positive programs being offered. Council will be pleased to hear that the growth in Senior Center membership prompted by the development of our new facility has not yet ceased. Overall interest and participation in center activities continues to increase despite modest increases in fees (resident seniors now pay \$16 for a year's membership; non-residents pay \$24). Prior to the opening of the new Senior Center, there were 1,689 total members. As of December 2003 (six months after opening the new center) there were 2,791 members. As of December 2004, there were 3,920 members! Council will also appreciate the fact that focused marketing efforts for the Senior Center are drawing in more rentals as well--last Fiscal Year the City received a total of \$9,000 for rental of the largest meeting room. This year, staff has generated \$17,000 in rentals for the same room in just one month's time!

New Scorecards for Sunnyvale Golf Courses

Included with this report is a sample of the old score card provided golfers at both Sunnyvale and Sunken Gardens golf courses. Along with it is a sample of the more colorful and informative score card just introduced. By using the services of a company that specializes in this field and produces bulk quantities of score cards, staff is able to offer this "new and improved" service at less cost than the old ones!

Four-Points Sheraton Renovation Project Update

Some of you may have heard there is a slight change in Millennium's plan to renovate the current Four-Points Sheraton site. As of today, Millennium's plan is to tear down the existing 378-room hotel and replace it with a 250-room hotel and 241 condominium residential units. The only real difference from the plan they discussed with Council at the General Plan initiation hearing is that they have decided to construct a new hotel rather than rehabilitate a portion of the existing hotel.

Status of Downtown Mall

Council may remember that on December 21 the Redevelopment Agency approved a new Disposition and Development and Owner Participation Agreement (DDOPA) with Fourth Quarter Properties for redevelopment of Town Center Mall. On December 22, the agreement was forwarded by overnight delivery to Fourth Quarter (Forum Development Group) for signature. Forum indicated that they could not sign until they discussed the unresolved issues (ownership of parking structures and approval of City use of Redwood Plaza) with their lender and with Macys.

Late this week staff received a telephone call from Forum and Lehman reporting that Forum has been unable to obtain a loan commitment and that the agreement between Lehman and Forum has expired. Lehman will not extend the agreement, and intends to begin discussions with other developers. Forum still has the ability to close on the deal if they can get financing, but they no longer have an exclusive right with Lehman. (Staff has requested a letter from Lehman confirming this telephone conversation.)

Staff is in discussion with Lehman regarding other qualified developers. Lehman has expressed a desire to sell the entire package to a qualified developer (they have said that they will not "dump" it to a questionable development entity). Specifically, they hope to sell the land, the architectural and site plans, the entitlement (Special Development Permit) and the business deal (DDOPA) so that a new developer can pick up where Forum left off. The Bankruptcy Court has extended the closing date to February 25, and Lehman actually hopes to meet that date in closing with a new developer or with Forum.

Staff will be working closely with Lehman as this unfolds. The Special Development Permit runs with the land and is good for two years. The DDOPA is as yet unsigned and therefore cannot be transferred without Agency approval. Staff has informed Lehman that a new hearing will be scheduled before the Agency if a new development entity emerges from this process.

Update on SCI3 and Fundraising Efforts

Staff was informed that the SCI3 Foundation has not yet received firm pledges thus far. However, they are exploring the feasibility of having an institution that wants to take on SCI3. Cogswell College in Sunnyvale is one of those that might be interested about housing the Patent Library there. Clearly, this is the City Council's decision. The PTO Office will also need to approve any new site and partnership or PTDL. I will let you know progress in this arena. Council will also be considering the status of SCI3 continuance in FY 2005/2006 in mid March.

New Library Sub-Element

Council may remember that the Library Sub-Element was approved in April 2003. The Library staff has worked diligently since then to produce a high quality and professional looking publication. Attached to this report is a copy of the Library Sub-Element for Council use.

Governor's Proposed FY 2005-2006 Budget

On Monday, January 10, Governor Schwarzenegger released his FY 2005-2006 budget proposal. Staff has done an analysis of the document and is providing the following summary.

As anticipated, and consistent with last year's budget agreement that culminated in the passage of Proposition 1A, local governments will contribute \$1.3 billion per year again for FY 2005/2006 in additional Property Tax shifts to help solve the state's budget crisis. For Sunnyvale, this amounts to a loss of \$2.05 million in General Fund Property Tax and \$264,000 in redevelopment Property Tax annually for FY 2004/2005 and FY 2005/2006. These amounts are consistent with what was included in our adopted budget.

In addition, the Governor's budget again proposes to borrow funding (\$1.3 billion) set aside for statewide transportation projects under Proposition 42, resulting in a suspension of approximately \$253 million in local government funding. The impact to Sunnyvale is not immediately known, but will be reviewed by Public Works staff.

The Governor will also be proposing a constitutional amendment similar in nature to Proposition 1A that would prevent the state from raiding Proposition 42 funding beginning in FY 2007-2008, and would require the repayment of approximately \$3.4 billion in Proposition 42 funds over a 15 year period.

The passage of Proposition 1A requires the state to reimburse local governments for certain mandated programs beginning in FY 2006/2007. This requirement is reflected in concept in the Governor's proposed budget. Proposition 1A also requires outright suspension of the mandate if repayment cannot be made. The budget proposal also recommends a 15-year payback on previously deferred mandate reimbursements, which is longer than the 5- year payback initially contemplated.

Other highlights of the state budget proposal include the anticipated elimination of booking fee reimbursement (\$180,000 for Sunnyvale). The net impact to Sunnyvale should be \$90,000, as the counties should only be charging half of the administrative booking costs in FY 2005-2006 (pending final state budget adoption). On a positive note, Supplemental Law Enforcement Funding is proposed to be maintained at last year's level of \$100 million statewide. Last year Sunnyvale received about \$193,000 from this program.

Attachments

cc: ELT

Managers

**CITY OF SUNNYVALE
OFFICE OF THE CITY MANAGER**

November 12, 2004

TO: Honorable Mayor and Members of the City Council

FROM: Amy Chan, City Manager

SUBJECT: Friday Report

Telecom Policy and Regulations

A couple of weeks ago, when Council was considering the private wireless telecom facility issue, Council inquired what, if any, telecom policy the City has. The current Telecom Policy contains vision for how the City will generally embrace telecommunications, the more specific regulations that control the location and appearance of private wireless telecom facilities are found in the Telecom Code of Zoning, Title 17 of the Municipal Code. The attached summarizes the current City policy and regulations. The regulations are quite detailed and obviously represent a very large effort on the part of staff and City Council to address local concerns while respecting Federal authority.

Grant Money for Community Garden

Earlier this year, City Council approved the pursuit of grant monies offered by the Satterberg Foundation for the development (not the operation) of community gardens in Sunnyvale. Staff is pleased to inform Council that the grant application was successful, and that the Satterberg Foundation has now awarded \$40,000 to the City for this purpose. Given the budget crisis, the City's ability to make use of these funds is dependent on finding a low-cost solution to *operate and maintain* community gardens as well. As Council knows, on-going operating costs have the most significant financial impact on the City's ten-year plan. To this end, staff continues to work with the group called Sunnyvale Sustainable Gardening in hopes of establishing a cooperative agreement for the operation of community gardens, such that this service could be provided to our community at little to no cost to the City. Staff hopes to return to Council by early spring with a full report and options. In the meantime, the Satterberg Foundation understands that the City will not be cashing or using its grant monies until such time as Council takes formal action.

Update on Senior Lunch Program

The Senior Lunch program continues to be the source of occasional questions and concerns. Ever since its subsidy was eliminated several years ago, staff has struggled to provide a service which meets the expectations of the seniors yet does not exceed

available resources. This is simply to advise Council that the current service provider's contract (a pilot program executed in accordance with an overall strategy shared with Council during last year's budget reduction exercises) will expire at the end of this calendar year. At the time that staff presents to Council the option to extend that contract, staff will also present several other options regarding the Senior Lunch program for Council to consider (including a number of ideas the City's seniors are interested in exploring). In this manner, Council will have the benefit of both staff and the public's input prior to determining policy direction relative to this program. In the meantime, staff continues to work closely with the Senior Advisory Committee regarding this matter.

Town Center Mall Confirmation Hearing

The Town Center Mall confirmation hearing was held this morning. The attorney representing American Mall Properties told the judge that a consensual agreement had been reached on the reorganization plan, and that all parties, including Macy's and Target, would withdraw their objections.

The court approved the plan, subject to receiving the stipulations withdrawing the objections. The court set a date of April 13, 2005, to hear a report on the consummation of the plan.

Staff has not seen the documents yet, but according to Mark Calvert, Macy's agreed only if escrow could close by December 15 on all of the land transfers. Staff is now determining if we can and should meet this deadline with regard to the exchange of land between the Agency and the developer. If we decide to recommend Agency members to proceed in this direction, the Agency will have to meet before December 15 to amend the DDOPA, as necessary. I will keep you posted.

Christmas Tree Lighting Ceremony

Apparently this year's Christmas Tree Lighting Ceremony will occur when most Councilmembers will be out of town attending the NLC Conference. Staff was not contacted about this event. The Christmas Tree Lighting Ceremony is a private project of the Chamber and Sunnyvale Downtown Association. There is no City money or staff time involved in this year's ceremony. There was no contribution of City money or staff time last year either.

Follow Up From Lakewood Village Tour

Two questions that came up during the bus tour of Lakewood Village last Thursday, November 4, concerning the screening of solar panels and air conditioning units. The City of Sunnyvale encourages the use of solar equipment because it is more energy efficient. The City does not require that solar panels be screened because energy received from solar panels may be reduced as a result of screening. Furthermore, solar panels must be installed in the location providing optimal sunlight. The good news is that today, solar panels are more attractive and discreet than they were when the solar panels were installed at the two houses that the Council pointed out during the Lakewood Village tour.

Other roof top equipment, including air conditioning units, do have screening requirements unless a waiver is approved through a Miscellaneous Plan Permit. Beginning in 1975, the City required that roof top equipment be painted to be compatible with the building. Since then the ordinance has been modified and roof top equipment must be screened from view from adjoining streets or properties. In most cases, screening roof top equipment improves the aesthetic values by making the equipment more compatible with the building. Roof top equipment legally installed prior to the screening requirement is legal nonconforming; there is no requirement to screen it.

Pest Control Issues

Council has recently received complaints about pest control issues. As Council knows, the City is not in the pest control business. We don't provide this service anywhere in the City and couldn't even if we wanted to. There are private companies that provide this service and individual property owners can do things and have access to chemical treatments that we don't.

Last night staff attended the Lakewood Neighborhood Association meeting. The issue of cockroach (and rat) control came up. The neighborhood was not pleased to hear that we basically do nothing, except for the spraying of water meter boxes for cockroaches when called, and the reasons for not being able to do much are both environmental and budgetary. They also mentioned raccoons and squirrels. Many people said there are tons of squirrels.

Staff recommended trimming ground cover up, not leaving uneaten pet food out, monitoring and protecting bird feeders, not tossing popcorn and seeds on the ground for wild birds. Staff also pointed out that they can do some things as individual homeowners that the City cannot do as a larger organization: poisoning of rats, trapping of certain pests, etc. Staff mentioned the Animal Control office will loan traps to catch feral cats, but someone pointed out that cats catch squirrels! Now they are not sure WHAT to do.

They asked about our checking and cleaning of the sewer and storm systems. Staff indicated we do inspect and flush, but we are mainly looking for damaged manholes, pipes and DIs, and mainline plugs that we can remove before they cause problems. Looking for pests, other than to remove things like nests if they are present and may create blockage issues, is not part of what the City does.

Given the neighborhood is not satisfied with the current situation, it is very likely Council will be lobbied to provide additional resources in controlling pests.

Attachments

cc: ELT
Managers

Council's Friday Report July 23, 2004

Update on Senior Lunch Program

As Council is aware, the Senior Lunch Program is now operating with a new service provider. The new vender, Bateman Senior Meals started on July 1st and is now 17 days into the Sunnyvale program. Council has apparently heard some negative feed back regarding the new service; however, feedback received by staff and the service provider would suggest otherwise.

Evaluation of the new service provider and new procedures is underway and on-going. After the seniors have been given an adequate opportunity (30 days) to experience the new service and sample a variety of meals, a formal or written survey will be done. In the meantime, to gather feedback from the seniors, both City staff and Bateman staff have circulated each day and talk personally to the seniors, regarding the meal and service. Comments from the seniors are recorded each day and submitted to the Bateman District Manager each Friday. The District Manager and representatives from all the Bateman food sites, meet on a quarterly basis, using the daily comment reports to discuss the menu selections and food quality. As the new service provider and new procedures are introduced, additional City staff are assisting and performing "real-time improvements" to increase efficiency and customer satisfaction.

Of course, seniors are not shy about offering their opinions. Their comments regarding the food are both positive and negative. Meals, on the whole, have been commented on very favorably, regarding taste, menu, variety, portion size (an adjustment at first), etc. The negative comments have been more subjective regarding individual taste of the different components of lunch, i.e. "too much onion in the tomato cucumber salad, a different sauce on the fish, not spicy enough" etc. Overall, the seniors have given both City staff and Bateman staff very positive feedback on the lunches and service, especially on their new ability to order alternative meals and choose from a selection of milk products.

As staff continues to evaluate procedures for the lunch program (ordering the lunch count one day in advance, multiple food options available, need for more volunteers, the delay in participant fee increase, methods of payment, etc.), they are also looking into the possibility of becoming a County Nutrition Site. At the moment, the County is not accepting new applicants for nutrition funding, however, staff is exploring the potential of becoming a satellite location to an existing site.